

### SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of February, 2006, by and between REGIONS BANK, AN ALABAMA BANKING CORPORATION AND SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A., party of the first part, and ALLEN RICHARDSON AND PATSY HUGHES, AS TENANTS IN COMMON, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, lying and being situated in DeSoto County, Mississippi, and described as follows:

Lot 5, Laughter Hills Subdivision, located in Section 2, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 86, Page 3 and revised and recorded in Plat Book 89, Page 30, in the office of the Chancery Clerk of DeSoto County, State of Mississippi, to which plat reference is hereby made for a more particular description of said lot.

Parcel ID#: 3071-0200-00005.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for rights or claims of parties in possession not shown by the public records; easements or claims of easements not shown by the public records; any encroachments, boundary line disputes, discrepancies, conflicts, servitudes, shortages in area or other facts that would be disclosed by an accurate survey or inspection of the premises, subdivision restrictions, building lines and easements of record; and except for any liens for unpaid general and special taxes of the City of Hernando, Mississippi and of the County of DeSoto, Mississippi, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties." If more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

REGIONS BANK, AN ALABAMA BANKING CORPORATION AND SUCCESSOR BY MERGER TO UNION PLANTERS BANK, N.A.

By: Ralph B. McMaster  
Ralph B. McMaster  
Vice President

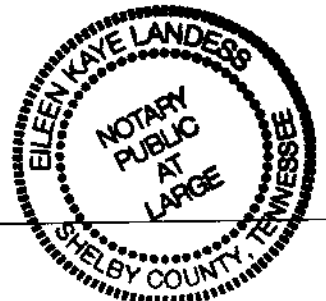
STATE OF TENNESSEE )  
COUNTY OF SHELBY )

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Ralph B. McMaster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Regions Bank, an Alabama Banking Corporation and Successor by Merger to Union Planters Bank, N.A., the within named bargainer, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and official seal this 21 day of February, 2006.

Eileen Kaye Landess  
Notary Public

My Commission Expires: 3-11-08



**Information for Chancery Clerk's Office**

Owner: Allen Richardson and Patsy Hughes, as Tenants in Common

Property known as: Lot 5, Laughter Hills  
Hernando, Mississippi

Tax Parcel No.: 3071-0200-00005.

Send Tax Notice to: Allen Richardson  
5719 Raleigh LaGrange, Suite #7  
901-219-2675

Grantor: REGIONS BANK  
6200 Poplar Avenue  
Memphis, Tennessee 38119  
Attn: Ralph B. McMaster, Vice President  
901-580-5682

Grantee: Allen Richardson and Patsy Hughes, as Tenants in Common  
5719 Raleigh LaGrange, Suite #7  
901-219-2675

This Instrument Prepared By:

J. Stanley McNeese  
MCNEESE LAW FIRM  
7515 Corporate Centre Drive  
Germantown, Tennessee 38138  
901-619-7904

Return This Instrument to:

**Brian Smith  
PETRANGELO COOK  
6410 Poplar Avenue, Suite 190  
Memphis, Tennessee 38119**

RETURN TO:  
BRYAN K. SMITH, ATTORNEY  
PIETRANGELO COOK PLC  
6410 POPLAR AVE., SUITE 190  
MEMPHIS, TN 38119  
901.685.2662